

## WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between James M. Sumner and Wandaloo Sumner, husband and wife, Grantors, and Darrell Phillips and Donna Phillips, husband and wife, Grantees,

## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of , and more particularly described as follows, to-wit:

Lot 2, Sumner Two Lot Subdivision, in Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 61, Page 44, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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STATE MS. - DESOTO CO.

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3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 12th day of June, 1998.

James M. Sumner  
James M. Sumner

Wandaloo Sumner  
Wandaloo Sumner

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, James M. Sumner and Wandaloo Sumner, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 12th day of June, 1998.

Rinda Kay Wheeler  
NOTARY PUBLIC



My Commission Expires: August 9, 1999

ADDRESS OF GRANTORS:  
1468 Haywood Drive  
Horn Lake, Ms 38637  
Home: 601-393-9846  
Work: 601-325-7460

ADDRESS OF GRANTEEES:  
2645 Southbridge  
Horn Lake, Ms. 38637  
Home: 601-393-9413  
Work: 601-393-1251

PREPARED BY AND RETURN TO:  
HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(601) 349-0664

FILE# 998-287